

**A RESOLUTION
BY TRANSPORTATION COMMITTEE**

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT FOR FC-3007000038-F, MANAGING GENERAL CONTRACTOR SERVICES WITH GSC ATLANTA, INC./CIVIL WORKS, INC., IN AN AMOUNT OF \$4,000,000 FOR THE FIRST YEAR OF THE CONTRACT, TO PROVIDE MANAGING GENERAL CONTRACTOR SERVICES FOR THE DEPARTMENT OF AVIATION ON A TASK ORDER BASIS, AT HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT. ALL SERVICES WILL BE CHARGED TO AND PAID FROM CCID NUMBERS (\$2,000,000) 5518 (2006 AIRPORT CONCRAC BOND FUND) 180201 (DOA AVIATION PLANNING AND DEVELOPMENT) 5413002 (BUILDING IMPROVEMENTS) 7563000 (AIRPORT) 102500 (CONRAC PARKING FACILITY) 21380 (DOA 2006 CONRAC 93CT) 0000 00000000 00000000 and (\$2,000,000) 5502 (AIRPORT RENEWAL AND EXTENSION FUND) 180201 (DOA AVIATION PLANNING AND DEVELOPMENT) 5413002 (BUILDING IMPROVEMENTS) 7563000 (AIRPORT) 102826 (BUILDING MAINTENANCE P&D) 91249 (DOA R N E 9999) 0000 00000000 00000000; AND FOR OTHER PURPOSES.

WHEREAS, the City of Atlanta ("City") has undertaken Capital Improvement projects for the Hartsfield-Jackson Atlanta International Airport; and

WHEREAS, the City did solicit Request for Proposals from qualified consulting firms for FC-3007000038-F, Managing General Contractors at Hartsfield-Jackson Atlanta International Airport; and

WHEREAS, after review and evaluation of the Proponent's qualifications and analysis of the technical Proposals, the Aviation General Manager and the Chief Procurement Officer recommend the award of a Contract to one of the top ranked Proponents, GSC Atlanta, Inc./Civil Works, Inc.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ATLANTA GEORGIA, that the Mayor is authorized to execute, on behalf of the City of Atlanta, Contract FC-3007000038-F, Managing General Contractor Services, with GSC Atlanta, Inc./Civil Works, Inc., for a term of three years, and that the Aviation General Manager is authorized, pursuant to Code Section 2-1111, to issue to GSC Atlanta, Inc./Civil Works, Inc., Task Orders during the term of the Contract up to any amounts legislatively authorized.

BE IT FURTHER RESOLVED, that, during the first year of the Contract, the total collective amount of Task Orders authorized to be issued may not exceed \$4,000,000.

BE IT FURTHER RESOLVED, that the Aviation General Manager will annually establish the total collective amount of Task Orders authorized to be issued under the Contract in the coming year, to be approved by the City Council.

BE IT FURTHER RESOLVED, that all services during the first year of the Contract will be charged to and paid from various CCID Numbers (\$2,000,000) 5518 (2006 Airport CONRAC Bond Fund) 180201 (DOA Aviation Planning and Development) 5413002 (Building Improvements) 7563000 (Airport) 102500 (CONRAC Parking Facility) 21380 (DOA 2006 CONRAC 93CT) 0000 00000000 00000000 and (\$2,000,000) 5502 (Airport Renewal and Extension Fund) 180201 (DOA Aviation Planning and Development) 5413002 (Building Improvements) 7563000 (Airport) 102826 (Building Maintenance P&D) 91249 (DOA R N E 9999) 0000 00000000 00000000.

BE IT FURTHER RESOLVED, that the City Attorney is directed to prepare a Contract for execution by the Mayor, to be approved as to form by the City Attorney.

BE IT FINALLY RESOLVED, that the Contract will not become binding on the City and the City will incur no liability or obligation under it until it has been executed by the Mayor, sealed by the Municipal Clerk, approved by the City Attorney as to form, and delivered to GSC Atlanta, Inc./Civil Works, Inc.

Part II: Legislative White Paper: (This portion of the Legislative Request Form will be shared with City Council members and staff)

A. To be completed by Legislative Counsel:

Committee of Purview:

Caption:

Council Meeting Date:

Requesting Dept.:

FAC Confirmed by:

B. To be completed by the department:

1. Please provide a summary of the purpose of this legislation (Justification Statement).

The purpose of this legislation is to authorize the Mayor to execute an appropriate Contractual Agreement.

2. Please provide background information regarding this legislation.

The City of Atlanta's Department of Aviation has identified a Capital Improvement Program for Hartsfield-Jackson Atlanta International Airport as part of the current Airport Master Plan process. To satisfy current aviation demand and forecasted growth, improvements to the airport's infrastructure are needed.

The Scope of Work associated with this Contract will primarily be in the renovation and maintenance of existing commercial / industrial facilities and systems at Hartsfield-Jackson Atlanta International Airport on a task order by task order basis.

A review of the construction service requirements for the Department of Aviation and the Hartsfield-Jackson Development Program for Contract Year 2008 and beyond indicates a substantial construction workload in support of the continued Airport expansion projects.

The City issued an RFP to procure these construction services on September 17, 2007. On November 15, 2007 Seventeen (17) firms responded to the solicitation.

The Department of Aviation conducted evaluation of the written response to the RFP to determine which Proponents were best qualified to perform the work based on the evaluation criteria described in Part III of the RFP. The City's emphasis was based on the Proponent's past performance, experience, and cost proposal.

The selected Business Managing General Contractor will perform services as may be required by the City, which may include but are not limited to the Capital Improvement Program and other passenger and facility improvements as directed by the City.

3. If Applicable/Known:

- (a) **Contract Type (e.g. Professional Services, Construction Agreement, etc):** On Call, Task Order Basis
- (b) **Source Selection:** RFP
- (c) **Bids/Proposals Due:** 09/17/07
- (d) **Invitations Issued:**
- (e) **Number of Bids:** 17
- (f) **Proposals Received:** 11/15/07
- (g) **Bidders/Proponents:**

| Proponent |
|--|
| Archer Western/Capital Contracting, JV (Civil and Facilities) |
| Bryson/Precision 2000, JV (Civil and Facilities) |
| JM Wilkerson/Synergy, JV |
| New South Construction Company/Circle D (Civil and Facilities) |
| Randolph & Company/Metro, JV (Civil and Facilities) |
| EIT/ICI, JV |
| Turner/Davis Atlanta Airports, JV |
| Lions Group/Key Engineering Group, JV |
| Piedmont Contracting/SOCO Contracting, JV |
| CW Matthews/Thrasher Contracting, JV |
| Yates/Leaply Construction, JV |
| McCarthy/GMG, JV |
| GSC/Civil Works, JV |

(h) Term of Contract: Three years

4. Fund Account Center (Ex. Name and number): CCID NUMBERS (\$2,000,000) 5518 (2006 AIRPORT CONCRAC BOND FUND) 180201 (DOA AVIATION PLANNING AND DEVELOPMENT) 5413002 (BUILDING IMPROVEMENTS) 7563000 (AIRPORT) 102500 (CONRAC PARKING FACILITY) 21380 (DOA 2006 CONRAC 93CT) 0000 00000000 00000000 and (\$2,000,000) 5502 (AIRPORT RENEWAL AND EXTENSION FUND) 180201 (DOA AVIATION PLANNING AND DEVELOPMENT) 5413002 (BUILDING IMPROVEMENTS) 7563000 (AIRPORT) 102826 (BUILDING MAINTENANCE P&D) 91249 (DOA R N E 9999) 0000 00000000 00000000.

5. Source of Funds: Example: Local Assistance Grant

6. Fiscal Impact: \$4,000,000

Example: This legislation will result in a reduction in the amount of _____ to Fund Account Center Number _____.

7. Method of Cost Recovery: Project Dependent

Examples:

- a. Revenues generated from the permits required under this legislation will be used to fund the personnel needed to carry out the permitting process.*
- b. Money obtained from a local assistance grant will be used to cover the costs of this Summer Food Program.*

This Legislative Request Form Was Prepared By: Tommy Thomas, Jr., Planning and Development, 404-530-5551.

CITY OF ATLANTA
DEPT. OF PROCUREMENT
08 JAN 24 PM 5:30

Shirley Franklin
Mayor

Benjamin R. DeCosta
Aviation General Manager

January 23, 2008

Mr. Adam L. Smith
Chief Procurement Officer
Department of Procurement
City of Atlanta
55 Trinity Avenue SW
Suite 1790
Atlanta, Georgia 30335-0307

SUBJECT: Contract FC-3007000038 – Managing General Contractors Recommendation for Award

Dear Mr. Smith:

The Department of Aviation has completed its evaluation of the Proposals in response to FC-3007000038 – Managing General Contractors. In total, eighteen (18) Proposals were evaluated and included:

1. The Lions Group/Key Engineering Group, JV
2. CW Matthews Company/Thrasher Contracting Company, JV
3. GSC/Civil Works, JV
4. Precision 2000/Bryson Constructors, JV
5. J.M. Wilkerson/Synergy, JV
6. New South/Circle D Enterprises, JV (Vertical)
7. McCarthy/GMG, JV
8. Piedmont Contracting Group/SOCO Contracting, JV
9. Turner/Davis Atlanta Airport, JV
10. New South/Circle D Enterprises
11. Bryson Constructors/Precision 2000, JV
12. Yates/Leaply Construction, JV
13. Piedmont Contracting Group/SOCO Contracting, JV (Vertical)
14. Randolph & Company/Metro, JV
15. Archer Western Contractors/Capital Contracting, JV
16. McCarthy/GMG, JV (Vertical)
17. J.M. Wilkerson/Synergy, JV (Vertical)
18. Archer Western Contractors/Capital Contracting, JV (Vertical)



FC-3007000038-Managing General Contractors
Recommendation for Award
Page 2 of 2

The Department of Aviation recommends award of the Contract for the Managing General Contractors to Turner/Davis Atlanta Airport, JV., New South/Circle D Enterprises, JV., Bryson Constructors/Precision 2000, JV., Archer Western Contractors/Capital Contracting, JV., C.W. Matthews Company/Thrasher Contracting, JV., and GSC/Civil Works, JV.

We have attached hereto the Evaluation Committee's Summary Evaluation of the Proposal. We will present Legislation for consideration at the February 28, 2008 Council session.

If additional information is required, please contact Lepora Manigault at 404-530-2421.

Sincerely,



Benjamin R. DeCosta
Aviation General Manager

BRD/sj

Attachments

cc: Mario Diaz Dan Molloy Lepora Manigault Frank Rucker
Anita Williams Robert Caput Andy Orr Document Control Les Page

FC307000038

2. All Proposals will be evaluated using the criteria specified on the following evaluation Form.

[illegible]

| Relative Weight | Graded Item | Bryson/ Precision 2K (Vertical) | Yates/Leapy (Vertical) | Piedmont/ SOCO (Vertical) | Randolph/ Metro (Vertical) | Archer/ Western/ Capital (Vertical) | McCarthy/ GMG (Vertical) | JM Wilkerson/ Synergy (Vertical) | Archer/ Western/ Capital (Civil) |
|-----------------|---|---------------------------------------|---------------------------|---------------------------------|----------------------------------|--|--------------------------------|---|---|
| 5 | Executive Summary | 5 | 5 | 5 | 4.75 | 5 | 5 | 5 | 5 |
| 25 | Experience/Past Performance | 20 | 16.25 | 15 | 15 | 21.25 | 25 | 16.25 | 25 |
| 10 | Quality Control Plan Approach | 8 | 7.5 | 7 | 7 | 8 | 8 | 7 | 9 |
| 15 | Procurement Plan and Equal Opportunity Plan | 14.25 | 12.75 | 12 | 12.75 | 13.5 | 12.75 | 11.25 | 13.5 |
| 10 | Safety Record and Experience | 8.5 | 10 | 9 | 8 | 8.5 | 10 | 5 | 8.5 |
| 35 | Cost Proposal | 35 | 29.75 | 15.75 | 14 | 28 | 19.25 | 35 | 28 |
| | TOTAL SCORE | 90.75 | 81.25 | 73.75 | 61.5 | 84.25 | 80.0 | 79.5 | 89 |
| Pass/Fail | Financials | P | P | P | P | P | P | P | P |
| Pass/Fail | Bonding Capacity | P | P | P | P | P | P | P | P |

PROJECT NUMBER: 3007000038

LES H. PAGE
CONTRACTING OFFICER

**PROPOSAL RESULTS
FOR**

H-JAIA MANAGING GENERAL CONTRACTORS

DATE: November 15, 2007

TOTAL NUMBER OF PROPOSALS SUBMITTED: 18

| PROPOSAL RESULTS FOR H-JAIA MANAGING GENERAL CONTRACTORS | |
|---|----------------------------------|
| PROPOSAL NUMBER | PROPOSAL NAME |
| | |
| New South Construction Company/Circle D Enterprises, JV | (Civil and Vertical Disciplines) |
| GSC/Civil Works, JV | |
| Byrson & Associates, Joint Venture | |
| C.W. Matthews Contracting Company, Inc., and Thrasher Contracting, LLC, a Joint Venture | |
| Archer Western Contractors, Ltd./Capital Contracting Company, Inc., JV | (Civil and Vertical Disciplines) |
| Turner-Davis Atlanta Airport, Joint Venture | |
| McCarthy/GMG, a Joint Venture | (Civil and Vertical Disciplines) |
| Randolph/Metro, Joint Venture | |
| Piedmont Construction Group/SoCo Contracting Company, JV | (Civil and Vertical Disciplines) |
| J. M. Wilkerson Construction, Inc./Synergy, a Joint Venture | (Civil and Vertical Disciplines) |
| Precision 2000 & Associate, Joint Venture | |
| Yates/Leapley Construction, A Joint Venture | |
| The Lions Group, Inc./Key Engineering, A Joint Venture | |



CITY OF ATLANTA

Shirley Franklin
Mayor

SUITE 1700
55 TRINITY AVENUE, SW
ATLANTA, GA 30303
(404) 330-6010 Fax: (404) 658-7359
Internet Home Page: www.atlantaga.gov

OFFICE OF CONTRACT COMPLIANCE
Hubert Owens
Director
howens@atlantaga.gov

MEMORANDUM

TO: Adam L. Smith Esq.,
Chief Procurement Officer

FROM: Hubert Owens
Director – Office of Contract Compliance

RE: FC 3007000038, H-JAIA Managing General Contractors (Large Business)

DATE: December 7, 2007

The Office of Contract Compliance has evaluated twelve (12) Bids for responsiveness to the minority and female business enterprise participation requirement. All proponents were eligible under Section 2-1449(a) (2) (C). Ten of the proponents have both been deemed responsive by the Office of Contract Compliance.

| | |
|---|--------|
| New South Construction/Circle D Enterprises - Responsive..... | 15 pts |
| Archer Western Contractors /Capital Contracting Company-Responsive..... | 15 pts |
| Bryson Constructors, Inc/Precision 2000, Inc- Responsive..... | 15 pts |
| GSC/Civil Works , LLC – Responsive..... | 15 pts |
| J.M.Wilkerson Construction -Responsive..... | 15 pts |
| Piedmont Contracting Group /Soco Contracting Company. – Responsive..... | 15 pts |
| Turner/Davis Atlanta Airports - Responsive..... | 15 pts |
| Randolph & Company – Responsive..... | 15 pts |
| The Lions Group/Key Engineering —Responsive..... | 15 pts |
| Yates/Leaply Construction- Non Responsive..... | 0 pts |
| McCarthy/GMG, JV-Responsive..... | 15 pts |
| CW Matthews Company/ Thrasher-Responsive..... | 15 pts |

Legislative White Paper

Committee of Purview: TRANSPORTATION

Caption: A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FC-3007000038-F, H-JAIA MANAGING GENERAL CONTRACTING SERVICES WITH GSC ATLANTA, INC./CIVIL WORKS, JOINT VENTURE AN AMOUNT OF \$4,000,000 FOR THE FRIST YEAR OF THE CONTRACT, TO PROVIDE MANAGING GENERAL CONTRACTOR SERVICES FOR THE DEPARTMENT OF AVIAITON ON A TASK ORDER BASIS, AT HARTSFIELD-JACKSON ATLANTA INTERENATIONAL AIRPORT. ALL SERVICES WILL BE CHARGED TO AND PAID FROM CCID NUMBERS (\$2,000,000) 5518 (2006 AIRPORT CONRAC BOND FUND) 180201 (DOA AVIATION PLANNING AND DEVELOPMENT) 5413002 (BUILDING IMPROVEMENTS) 7563000 (AIRPORT) 102500 (CONRAC PARKING FACILITY) 21380 (DOA 2006 CONRAC 93CT) 0000 00000000 00000000 AND (\$2,000,000) 5502 (AIRPORT RENEWAL AND EXTENSION FUND) 180201 (DOA PLANNING AND DEVELOPMENT) 5413002 (BUILDING IMRPOVEMENTS) 7563000 (AIRPORT) 102826 (BUILDING AND MAINTANCE P&D) 91249 (DOA R N E 9999) 0000 00000000 00000000; AND FOR OTHER PURPOSES.

Council Meeting Date: March 3, 2008

Legislation Title: A Resolution authorizing the Mayor to enter into a contract FC-3007000038-F, H-JAIA Managing General Contracting Services With GSC Atlanta, Inc./Civil Works, Joint Venture.

Requesting Dept.: Department of Aviation

Contract Type: Construction Services

Source Selection: Sealed Proposals

Bids/Proposals Due: November 15, 2007

Invitations Issued: 279

**Number of Bids/
Proposals Received:** 18

Bidders/Proponents: GSC Atlanta, Inc./Civil Works, JV
David Miles, President
New South Construction Company/Circle D Enterprises, JV

Bryson & Associates, Joint Venture
C.W. Matthews Contracting Company, Inc. and Thrasher
Contracting, LLC, a Joint Venture
Archer Western Contractors, Ltd./Capital Contracting
Company, Inc., JV (Civil and Vertical Disciplines)
Turner-Davis Atlanta Airport, Joint Venture
McCarthy/GMG, a Joint Venture (Civil and Vertical Disciplines)
Randolph/Metro, Joint Venture
Piedmont Construction Group/SoCo Contracting Company, JV
(Civil and Vertical Disciplines)
J. M. Wilkerson Construction, Inc./Synergy, A Joint Venture
(Civil and Vertical Disciplines)
Precision 2000 & Associates, Joint Venture
Yates/Leapley construction, A Joint Venture
The Lions Group, Inc./Key Engineering, A Joint Venture

Justification Statement: The City of Atlanta's Department of Aviation has identified a Capital Improvement Program for Hartsfield-Jackson Atlanta International Airport as part of the current Airport Master Plan process. To satisfy current aviation demand and forecasted growth, improvements to the airport's infrastructure are needed.

Background: The Scope of Work associated with this Contract will primarily be in the renovation and maintenance of existing commercial/industrial facilities and systems at Hartsfield-Jackson Atlanta International Airport on a task order basis.

CCID Numbers: 5502 (Airport Renewal and Extension Fund) 180201 (DOA Planning And Development) 5414002 (Facilities other than Buildings/Infrastructure) 7563000 (Airport) 101352 (Terminal Improvements) 81246 (DOA CP ANT GARBS 93DA) 0000 00000000 00000000.

Fiscal Impact: \$2,000,000

Term of Contract: Three (3) years with no renewal options.

Contact Number: FC-3007000038

Related Legislation: N/A

Prepared By: Mr. Les H. Page, Contracting Officer

TRANSMITTAL FORM FOR LEGISLATION

TO: MAYOR'S OFFICE

ATTN: GREG PRIDGEON

Dept.'s Legislative Liaison: Anita Williams

Contact Number: 404-530-6600

Originating Department: Aviation

Committee(s) of Purview: Transportation

Chief of Staff Deadline: 2/13/08

Anticipated Committee Meeting Date(s): 2/27/08

Anticipated Full Council Date: 3/03/08

Commissioner Signature: Maudie

Chief Procurement Officer Signature: Adam Schmitt

CAPTION

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT FOR FC-3007000038-F, MANAGING GENERAL CONTRACTOR SERVICES WITH GSC ATLANTA, INC./CIVIL WORKS, INC., IN AN AMOUNT OF \$4,000,000 FOR THE FIRST YEAR OF THE CONTRACT, TO PROVIDE MANAGING GENERAL CONTRACTOR SERVICES FOR THE DEPARTMENT OF AVIATION ON A TASK ORDER BASIS, AT HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT. ALL SERVICES WILL BE CHARGED TO AND PAID FROM CCID NUMBERS (\$2,000,000) 5518 (2006 AIRPORT CONCRAC BOND FUND) 180201 (DOA AVIATION PLANNING AND DEVELOPMENT) 5413002 (BUILDING IMPROVEMENTS) 7563000 (AIRPORT) 102500 (CONRAC PARKING FACILITY) 21380 (DOA 2006 CONRAC 93CT) 0000 00000000 00000000 and (\$2,000,000) 5502 (AIRPORT RENEWAL AND EXTENSION FUND) 180201 (DOA AVIATION PLANNING AND DEVELOPMENT) 5413002 (BUILDING IMPROVEMENTS) 7563000 (AIRPORT) 102826 (BUILDING MAINTENANCE P&D) 91249 (DOA R N E 9999) 0000 00000000 00000000; AND FOR OTHER PURPOSES.

FINANCIAL IMPACT (if any) \$4,000,000

Mayor's Staff Only

Received by CPO: _____ Received by LC from CPO: _____
(date) (date)

Received by Mayor's Office: 2-18-08 RD Reviewed by: [Signature]
(date) (date)

Submitted to Council: _____
(date)